

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon
KML LAW GROUP, P.C.
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
Wilmington Trust, NA, successor trustee to Citibank, N.A., as
Trustee f/b/o holders of Structured Asset Mortgage Investments II
Inc., Bear Stearns ALT-A Trust 2006-5, Mortgage Pass-Through
Certificates, Series 2006-5

In Re:

Halfpenny, Melissa M. aka Melissa A.
McLaughlin



Order Filed on March 31, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 19-30462 ABA

Chapter: 13

Hearing Date: March 31, 2020

Judge: Andrew B. Altenburg Jr.

ORDER VACATING STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: March 31, 2020



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

Upon the motion of Wilmington Trust, NA, successor trustee to Citibank, N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2006-5, Mortgage Pass-Through Certificates, Series 2006-5, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

Land and premises commonly known as 936- 938 Pleasure Avenue, Unit A, Ocean City NJ 08202

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Melissa M. Halfpenny
DebtorCase No. 19-30462-ABA
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 31, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on
Apr 02, 2020.

db +Melissa M. Halfpenny, 1602 Sheridan Lane, Jeffersonville, PA 19403-3337

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 02, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILINGThe following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system on March 31, 2020 at the address(es) listed below:Charles G. Wohlrab on behalf of Creditor WELLS FARGO BANK, N.A. cwohlab@LOGS.com,
njbankruptcynotifications@logs.comDenise E. Carlon on behalf of Creditor Wilmington Trust, NA, successor trustee to Citibank,
N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns
ALT-A Trust 2006-5, Mortgage Pass-Through Certificate dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com

Isabel C. Balboa ecfmil@standingtrustee.com, summarymail@standingtrustee.com

Kevin Gordon McDonald on behalf of Creditor Wilmington Trust, NA, successor trustee to
Citibank, N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear
Stearns ALT-A Trust 2006-5, Mortgage Pass-Through Certificate kmcdonald@kmlawgroup.com,
bkgroup@kmlawgroup.comLee Martin Perlman on behalf of Debtor Melissa M. Halfpenny ecf@newjerseybankruptcy.com,
mcdoherty@ecf.courtdrive.comRebecca Ann Solarz on behalf of Creditor Wilmington Trust, NA, successor trustee to Citibank,
N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns
ALT-A Trust 2006-5, Mortgage Pass-Through Certificate rsolarz@kmlawgroup.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7